

# CITY COUNCIL REPORT



Meeting Date: November 17, 2015  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### In-Patient Building – Banner Behavioral Health 17-UP-1979#2

#### Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10258 approving a Conditional Use Permit for a Hospital to modify the existing site plan to accommodate a new building on a 8.68+/- acre parcel located at 7575 East Earll Drive with Commercial Office (C-O) zoning.

#### Key Items for Consideration

- Existing facility is a hospital
- Original Conditional Use Permit anticipated future expansions
- Comments in opposition received
- Planning Commission heard this case on October 14, 2015 and recommended approval with a vote of 4-0.

## OWNER

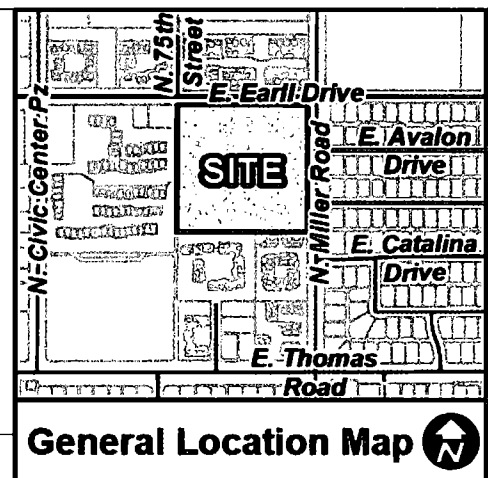
Banner Health  
 602-839-5990

## APPLICANT

Suzanne Snow Severino  
 Orcutt/Winslow  
 602-257-1764

## LOCATION

7575 East Earll Drive



## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes multifamily dwellings located near retail centers, offices, or other compatible non-residential uses, and typically contains more than eight dwellings per acre.

### Character Area Plan

The application is located in the Southern Scottsdale Character Area (SSCAP). The SSCAP is a policy document that offers guidance to the Southern Scottsdale community regarding future growth and development decisions. Several of the goals and policies of the SSCAP are to promote revitalization, and reinvestment residential and commercial properties throughout the area, while maintaining characteristics of the surrounding area (LU 3, LU 3.1, CD3.3 and EV 1). The proposed application includes a new building that will replace an existing building as part of a long term plan to revitalize the existing campus.

### Zoning

The site is zoned Commercial Office (C-O) district. The Commercial Office zoning district allows for office and related uses adjacent to commercial areas. Also, this district allows specified uses, such as a hospital, with limitations (height and building location) to promote their compatibility with adjacent office and residential uses.

### Context

The subject property is located on the southwest corner of North Miller Road and East Earll Drive. The site is primarily surrounded by multiple family developments to the north, west and south, and detached single family homes to the east. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: East Earll Drive, and further north is a multiple family residential development, zoned Multiple Family Residential (R-5)
- South: Multiple family residential development, zoned Multiple Family Residential (R-5)
- East: Detached single family residential development, zoned Single Family Residential (R1-7)
- West: Multiple family residential development, zoned Multiple Family Residential (R-5)

### Other Related Policies, References:

- |            |   |
|------------|---|
| 41-ZN-1977 | Approval of a Zoning District Map Amendment for Commercial Office (C-O) zoning                                      |
| 23-UP-1977 | Approval of a Conditional Use Permit for a Hospital   |
| 45-ZN-1979 | Approval of a Zoning District Map Amendment to modify the stipulated site plan to incorporate an out-patient clinic |
| 17-UP-1979 | Approval of an amendment to the Conditional Use Permit for a Hospital to allow for an out-patient clinic            |

## APPLICANTS PROPOSAL

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### Goal/Purpose of Request

The applicant's request is to amend the stipulated site plan of the existing Conditional Use Permit for a Hospital to accommodate a new building as part of the redevelopment of the property.

### Development Information

- Existing Use: Hospital
- Proposed Use: Hospital
- Parcel Size: 8.68
- Building Height Allowed: 75 Feet
- Building Height Proposed: 32 feet
- Parking Required: 202 spaces
- Parking Provided: 293 spaces
- Open Space Required: ±86,952 square feet
- Open Space Provided: ±119,145 square feet
- Floor Area: 140,980 square feet

## IMPACT ANALYSIS

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### Land Use

The property is primarily surrounded by multiple-family and single family developments; and a hospital has existed on the property since the early 1980's. At the time of original Conditional Use Permit approval in June, 1979, future expansions to the facility were anticipated, and have occurred over the past thirty-five (35) years. As part of the future anticipated expansion to the facility, additional building area was anticipated along the North Miller Road frontage, but, in a different configuration as the proposed new building. The new building will replace a portion of the existing facility, and incorporate additional building area and a second floor. Due to the operational characteristics of this hospital that provides limited specialized services, activities are primarily focused interior to the campus with minimal outward impacts to the adjacent developments. Additional land use-associated impacts are discussed under the Conditional Use Permit heading below.

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
  - The existing hospital and proposed modifications are not anticipated to create damage or nuisances arising from noise, smoke, odor, dust, vibration or illumination. A hospital has existed on the site for approximately thirty-five (35) years. Even though the proposed redevelopment of the site includes replacing one of the existing buildings with a new building, and increasing the current number of beds from 96 to 154 beds, the essential functions of the hospital are not proposed to be changed.
  - This particular hospital is limited to specialized services, and does not have the typical emergency healthcare services associated with what may be considered a traditional hospital. Therefore, noise from emergency service vehicles, traffic, and other impacts typically associated with a traditional hospital are minimized for this facility.
2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
  - Parking for the development requires 202 parking spaces, 293 parking spaces are provided.
  - The proposed increase in the total number of beds from 96 to 154 is not anticipated to cause an unusual volume or character of traffic in the area. Furthermore, the proposed site improvement includes removing one of the two driveway locations to East Earll Drive, which will minimize vehicular maneuvering conflict into, and out of the site.
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - The uses in the surrounding area include detached single family residential, multiple family residential and office developments. A hospital has existed on the site for approximately thirty-five (35) years; and, the proposed modification to the site maintains the hospital's reasonable compatibility with the uses permitted and existing in the surrounding areas.
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for a Hospital as identified in Zoning Ordinance Section 1.403.I., including:
  1. The application shall include written proof the proposal meets all state and county regulations.
    - The existing hospital is currently licensed (# SH0147) by Arizona Department of Health Services and the Office of Behavioral Health Licensing. After the new building is completed, the hospital is required by Arizona Department of Health Services and the Office of Behavioral Health Licensing to obtain a new license.
  2. Building height (excluding rooftop appurtenances). Maximum: seventy-five (75) feet.
    - The maximum building height (excluding rooftop appurtenances) is thirty-two

**(32) feet since the proposed building is within 100 feet of a Single Family Residential District. The applicant has agreed to maximum height (excluding rooftop appurtenances) to be thirty-six (36) feet outside of the 100 foot height limitation adjacent to a Single Family Residential District. The thirty-six (36) foot height limitation is consistent with the allowed height in the adjacent Multiple Family Residential (R-5) district.**

3. Required open space.
  - a. Minimum open space: 0.24 multiplied by the net lot area, distributed as follows.
    - i. Frontage open space minimum: 0.75 multiplied by the minimum open space, except as follows:
      - (1) Minimum: thirty (30) square feet per one (1) linear foot of public street frontage.
      - (2) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
    - **The proposed site design for the development complies with this requirement. The required front open space is  $\pm 61,420$  square feet; and, the provided front open space is 63,379 square feet.**
    - ii. The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
    - **The proposed site design for the development complies with this requirement. The minimum open space required open space is ( $\pm 90,733$ ), less the required frontage open space ( $\pm 61,420$ ), is  $\pm 29,313$  square feet. The provided open space, not including frontage open space, is 53,898 square feet.**
4. Yards. When the height of the building exceeds sixty (60) feet the following yard requirements shall apply. If building height is less than sixty (60) feet the district yard requirements shall apply.
  - a. Side Yard.
    - i. A side yard of not less than 100 feet shall be maintained where the side of the lot abuts a single-family residential district, or abuts an alley which is adjacent to a single-family residential district, shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying single-family residential district comparable to the residential districts shown on Table 4.100.A. The 100 feet may include the width of the alley.
    - ii. A side yard of not less than seventy-five (75) feet shall be maintained where the side lot abuts a multiple-family residential district. The seventy-five (75) feet may include any alley adjacent to the multiple-family residential district.
    - **These criteria are not applicable since the building is less than sixty (60) feet in height. The proposed site and building design complies with the yard requirements of the Commercial Office (C-O) district.**

b. Rear Yard.

- i. A rear yard of not less than one hundred (100) feet shall be maintained where the rear lot abuts a single-family residential district, or abuts an alley which is adjacent to the single-family residential district, shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying single-family residential district comparable to the residential districts shown on Table 4.100.A. The one hundred (100) feet may include the width of the alley.
  - ii. A rear yard of not less than seventy-five (75) feet shall be maintained where the rear lot abuts a multiple-family residential district or abuts an alley which is adjacent to the multiple-family residential district. The seventy-five (75) feet may include the width of the alley.
- **These criteria are not applicable since the building is less than sixty (60) feet in height. The proposed site and building design complies with the yard requirements of the Commercial Office (C-O) district**

**Public Safety**

The nearest fire station is located at 7522 East Indian School Road, approximately 4,200 feet (0.79 mile) from the site. The nearest fire station is located at 7522 East Indian School Road, approximately 2,200 feet (0.41 mile) from the site. No significant impacts to existing service levels are anticipated.

**Community Involvement**

Surrounding property owners within 750 feet have been notified by the city and the property has been posted. The applicant has notified the property owners within 750 feet, and has held an open house meeting on July 23, 2015. Staff has received two public comments (Attachment No. 5A). One is in opposition to the expanded use, security concerns, and would like to have increased trees sizes soften the appearance of the new building; and, the other is opposition to the building design. To address the security concerns, a requirement for a Security, Maintenance, and Operations Plan has been incorporated in to the stipulations. To address the tree size concern, the landscape plan that is part of the Development Review Board applications (51-DR-2015#2) proposes a variety of tree sizes at the time of planting which meet and exceed the zoning ordinance requirements. In addition, the plan incorporates 33 trees adjacent to North Miller Road. The additional trees constitutes 22 more trees than what currently exists along this frontages; and, when the tree mature, they will assist in softening the appearance of the new building adjacent North Miller Road.

**OTHER BOARDS & COMMISSIONS**

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**Planning Commission**

Planning Commission heard this case on October 14, 2015 and recommended approval with a unanimous vote of 4-0. One person spoke in opposition to the proposal.

**Staff Recommendation to Planning Commission**

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have

been met and make a recommendation to City Council for approval per the attached stipulations.

## **OPTIONS & STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10258 approving a Conditional Use Permit for a Hospital to modify the existing site plan to accommodate a new building on a 8.68+/- acre parcel located at 7575 East Earll Drive with Commercial Office (C-O) zoning.

## **RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

## **STAFF CONTACT**

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Dan Symer, AICP

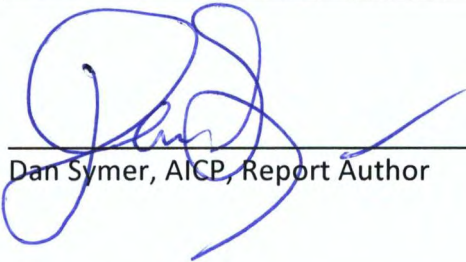
Senior Planner

480-312-4218

E-mail: [dsymer@ScottsdaleAZ.gov](mailto:dsymer@ScottsdaleAZ.gov)

## APPROVED BY

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Dan Symer, AICP, Report Author

10-26-2015

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Date



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Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

10/26/2015

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Date



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Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

10/27/15

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Date

## ATTACHMENTS

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1. Resolution No. 10258
  - Exhibit 1. Aerial
  - Exhibit 2. Stipulations
  - Exhibit A to Exhibit 2: Site Plan
  - Exhibit 3. Additional Criteria
2. Applicant's Narrative
3. Aerial Close-Up
4. Zoning Map
5. Community Involvement
6. Letter of Opposition
7. City Notification Map
8. October 14, 2015 Planning Commission Minutes
9. Economic Impact Overview

RESOLUTION NO. 10258

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A HOSPITAL TO MODIFY THE EXISTING SITE PLAN TO ACCOMMODATE A NEW BUILDING ON A 8.68+/- ACRE PARCEL LOCATED AT 7575 EAST EARLL DRIVE WITH COMMERCIAL OFFICE (C-O) ZONING

WHEREAS, the Planning Commission held a public hearing on October 14, 2015; and

WHEREAS, the City Council held a public hearing on November 17, 2015.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for hospital, set forth on Exhibit 3, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 17-UP-1979 #2. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of November 2015.

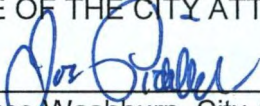
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney

13839201v2

Resolution No. 10258

**ATTACHMENT 1**



**Inpatient Building – Banner Behavioral Health**

**17-UP-1979#2**

Exhibit 1  
Resolution No. 10258

**Stipulations for the Conditional Use Permit**  
**For a Hospital**  
**Inpatient Building - Banner Behavioral Health**  
**Case Number: 17-UP-1979#2**

Changes made after the Planning Commission recommendation are in ***Bold italic*** text.

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**GOVERNANCE**

1. **APPLICABILITY.** All stipulations of this case, 17-UP-1979#2, supersede all of the stipulations of case 17-UP-1979.

**SITE DESIGN**

2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Orcutt/Winslow and with the city staff date of 09/24/2015, attached as Exhibit A to Exhibit 2. The Zoning Administrator may allow modification to the site plan, including different configurations of the existing buildings to accommodate redevelopment within the dashed line indicated and labeled on the site plan (Exhibit A to Exhibit 2) as the future redevelopment area boundary. Any proposed significant change to the conceptual site plan outside of the future redevelopment area boundary as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **MAXIMUM NUMBER OF BEDS.** Maximum number of beds shall not exceed one hundred ninety-two (***192***) beds.
4. **BUILDING HEIGHT.** Except as otherwise required by the property's zoning property development standards, the maximum building height, excluding roof top appurtenances, shall not exceed thirty-six (36) feet.
5. **DRIVEWAY AND EMERGENCY SERVICE ACCESS.** A minimum twenty-four (24) foot wide driveway connecting the north and south parking lots shall be provided adjacent to the west property line if any of the following conditions occur: 1) any significant modifications to the exterior of Building 300, or Building 350 indicated on the site plan included as Exhibit A to Exhibit 2, as determined by the Zoning Administrator; 2) any significant modifications to the site area adjacent to Building 300 or Building 350 indicated on the site plan included as Exhibit A to Exhibit 2, as determined by the Zoning Administrator; or 3) a new building or new building addition within the area delineated by the dotted line on the site plan included as Exhibit A to Exhibit 2.

**INFRASTRUCTURE AND DEDICATIONS**

6. **TRAFFIC IMPACT STUDY.** With the Development Review Board submittal to increase the total number of beds greater than one hundred sixty (160), the owner shall submit a traffic

impact study for the site, which shall be subject to the approval of the Transportation Director or designee. The property owner shall construct any improvements recommended by the traffic impact study, as determined Transportation Director or designee.

7. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the right-of-way and driveway access improvements in conformance with the Design Standards and Policies Manual, City of Scottsdale (COS) Supplements to MAG Specifications and Details and all other applicable city codes and policies, as determined Transportation Director or designee.
8. **UNDERGROUND POWERLINES.** *The property owner shall underground the above ground powerlines adjacent to the east property line when any of the following conditions occur: 1) any significant modifications to the exterior of Building 300, or Building 350 indicated on the site plan included as Exhibit A to Exhibit 2, as determined by the Zoning Administrator; or 2) a new building or new building addition within the area delineated by the dotted line on the site plan included as Exhibit A to Exhibit 2.*

#### **OTHER**

9. **SECURITY, MAINTENANCE, AND OPERATIONS PLAN.** *Prior to the issuance of a certificate of occupancy for the new building. The property owner shall obtain approval of to the Security, Maintenance, and Operations Plan. The Security, Maintenance, and Operations Plan shall be approved by, and on record with the City of Scottsdale's Police Department and the Planning and Development Services Division. A copy of the approved Security, Maintenance, and Operations shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning and Development Services Division. At least ten (10) days before any operational change to hospital that modifies the requirements or contents of the Security, Maintenance, and Operations Plan, the owner shall submit a revised Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning and Development Services Division. Any revised Security, Maintenance, and Operations Plan shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Division.*



## **Sec. 1.403. Additional conditions for specific conditional uses.**

### **I. *Hospital.***

1. The application shall include written proof the proposal meets all state and county regulations.
2. Building height (excluding rooftop appurtenances). Maximum: seventy-five (75) feet.
3. Required open space.
  - a. Minimum open space: 0.24 multiplied by the net lot area, distributed as follows.
    - i. Frontage open space minimum: 0.75 multiplied by the minimum open space, except as follows:
      - (1) Minimum: thirty (30) square feet per one (1) linear foot of public street frontage.
      - (2) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
    - ii. The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
4. Yards. When the height of the building exceeds sixty (60) feet the following yard requirements shall apply. If building height is less than sixty (60) feet the district yard requirements shall apply.
  - a. Side Yard.
    - i. A side yard of not less than 100 feet shall be maintained where the side of the lot abuts a single-family residential district, or abuts an alley which is adjacent to a single-family residential district, shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying single-family residential district comparable to the residential districts shown on Table 4.100.A. The 100 feet may include the width of the alley.
    - ii. A side yard of not less than seventy-five (75) feet shall be maintained where the side lot abuts a multiple-family residential district. The seventy-five (75) feet may include any alley adjacent to the multiple-family residential district.
  - b. Rear Yard.
    - i. A rear yard of not less than one hundred (100) feet shall be maintained where the rear lot abuts a single-family residential district, or abuts an alley which is adjacent to the single-family residential district, shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying single-family residential district comparable to the residential districts shown on Table 4.100.A. The one hundred (100) feet may include the width of the alley.
    - ii. A rear yard of not less than seventy-five (75) feet shall be maintained where the rear lot abuts a multiple-family residential district or abuts an alley which is adjacent to the multiple-family residential district. The seventy-five (75) feet may include the width of the alley.

**PROJECT NARRATIVE**  
Banner Behavioral Health Hospital  
New Inpatient Building

**CONDITIONAL USE PERMIT**  
Narrative Report

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**Request for a Conditional Use Permit**  
for a  
New Inpatient Building

At the existing and operational  
Banner Behavioral Health Hospital

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**Prepared for**

Banner Health  
2145 West Southern Avenue  
Mesa, Arizona 85202

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**Prepared by**

Bill Sheely  
Suzanne Snow Severino  
Orcutt | Winslow  
3003 North Central Avenue, Sixteenth Floor  
Phoenix, Arizona 85012

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**July 29, 2015**

## OVERVIEW

This project on the existing campus of Banner Behavioral Health Hospital entails the demolition of the existing building on the northeast corner of the site containing the Adobe, Villa, and AOC units, containing (38) beds, and the construction of a new two-story patient tower of approximately 80,000 gross square feet on the east side of the campus to accommodate (96) adult psychiatric inpatients within (4) units of (24) bed capacity each. Total bed count at conclusion of construction to be (154) beds. Project includes new indoor patient recreational and dining space, pharmacy, and building support space (mechanical, electrical, MDF and IDF, etc.), as well as outdoor courtyards for patient therapy and recreation. Project also includes site work, including reconfiguration and expansion of the existing parking areas, as well as improvement of an existing unpaved fire lane on the property to connect north and south parking areas. The existing facility is currently operating under a Conditional Use Permit. We hereby request that a Conditional Use Permit be granted for this project.

## CONDITIONAL USE PERMIT CRITERIA PER SCOTTSDALE ZONING ORDINANCE SECTION 1.401

A. *That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:*

1. *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*
2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.*

This project will improve public health, safety, and welfare by increasing the quantity and quality of behavioral health facilities within the City of Scottsdale. Nationwide and within the greater Phoenix metropolitan area, a shortage of behavioral health facilities has diminished public safety and patient care as psychiatric patients have not received the mental health care they need in order to minimize danger to themselves and others. This facility will serve to improve and increase the quality, quantity, and accessibility of behavioral health care for Scottsdale residents. The existing facility currently serves a patient population of adults and adolescents; the patient population will increase in number, but not change in kind or severity.

No excessive damage or nuisance is expected. Patient views to public streets

and sidewalks will be architecturally screened and controlled with building elements and landscape. Outdoor patient areas will be enclosed with 10'-0" high walls in order to minimize risk of elopement or escape. Patient ingress and egress will be secured with access control devices and staff surveillance, just as the existing buildings at the facility are secured. Site improvements and lighting along Miller Road will improve the public streetscape. The existing facility does not create excessive noise, smoke, odor, dust, vibration, or illumination, and no change is expected with construction of the new building.

Volume and character of traffic will not create adverse impacts to the surrounding community; refer to enclosed traffic study. Character of traffic will remain the same; facility staff, patients, guests such as friends and family members, and visitors will continue to be the primary users of the site.

***B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.***

This project will be constructed within an existing, operational facility and its use is identical to the existing Conditional Use of the facility.

***C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.***

See below.

#### **ADDITIONAL CONDITIONS FOR SPECIFIC CONDITIONAL USES PER SCOTTSDALE ZONING ORDINANCE SECTION 1,403**

##### ***Hospital.***

***1. The application shall include written proof the proposal meets all state and county regulations.***

Arizona Department of Health Services has already licensed the existing buildings at the facility for this use, and the New Inpatient Building is designed to comply with all of ADHS's current architectural and engineering requirements (all applicable Codes and Guidelines are listed below, and are in addition to all Codes and Guidelines adopted by City of Scottsdale). The new building will go through ADHS's Special Licensing for Construction process concurrent with permitting and construction, and documentation will be provided at the conclusion of construction that the design and operation of the new building meets all ADHS requirements.

The facility will amend their existing license to operate for the new bed count of the facility with the Arizona Department of Health Services at the conclusion of the construction period. ADHS's approval record will be provided to the City of Scottsdale for their record when that is complete.

**Arizona Department of Health Services**

**Applicable Codes and Guidelines**

2012 International Building Code

2012 International Fuel Gas Code

2012 International Mechanical Code

2012 International Property Maintenance Code

2012 International Fire Code

2012 ICC Electrical Code--Administrative Provisions

2012 International Energy Conservation Code

2010 American Institute of Architects & Facilities Guidelines Institute,  
Guidelines for Design and Construction of Hospital and Health Care  
Facilities

National Fire Protection Association, National Fire Codes (2001), as updated by  
National Fire Codes Supplement Part 1

(2001) and National Fire Codes Supplement Part 2 (2001)

All annexes and appendices are omitted, except the following:

- i. In NFPA 15, Annexes A, B, and C;
- ii. In NFPA 20, Appendices A and B;
- iii. In NFPA 70, Annexes A, B, C, and D;
- iv. In NFPA 80, Appendices A, B, C, D, E, F, G, H, I, and J;
- v. In NFPA 82, Appendix A;
- vi. In NFPA 90A, Appendices A and B;
- vii. In NFPA 96, Annexes A and B;
- viii. In NFPA 99, Appendices A, B, and C and Annexes 1 and 2;
- ix. In NFPA 99B, Appendices A and B;
- x. In NFPA 101, Annex A;
- xi. In NFPA 101B, Appendix A;
- xii. In NFPA 110, Appendices A and B;
- xiii. In NFPA 111, Appendix A;

**2. *Building height (excluding rooftop appurtenances). Maximum: seventy-five (75) feet.***

Building height (excluding building appurtenances and mechanical screening) to be 32'-0" as measured from 12" above the average elevation of the top of the curb of the Miller Road adjacent to the property.

**3. *Required open space.***

- a. *Minimum open space: 0.24 multiplied by the net lot area, distributed as follows.*
  - i. *Frontage open space minimum: 0.75 multiplied by the minimum open space, except as follows:*
    - (1) *Minimum: thirty (30) square feet per one (1) linear foot of public street frontage.*
    - (2) *Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.*
  - ii. *The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.*

Refer to Open Space Plan.

4. *Yards. When the height of the building exceeds sixty (60) feet the following yard requirements shall apply. If building height is less than sixty (60) feet the district yard requirements shall apply.*

- a. *Side Yard.*
  - i. *A side yard of not less than 100 feet shall be maintained where the side of the lot abuts a single-family residential district, or abuts an alley which is adjacent to a single-family residential district, shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying single-family residential district comparable to the residential districts shown on Table 4.100.A. The 100 feet may include the width of the alley.*
  - ii. *A side yard of not less than seventy-five (75) feet shall be maintained where the side lot abuts a multiple-family residential district. The seventy-five (75) feet may include any alley adjacent to the multiple-family residential district.*
- b. *Rear Yard.*
  - i. *A rear yard of not less than one hundred (100) feet shall be maintained where the rear lot abuts a single-family residential district, or abuts an alley which is adjacent to the single-family residential district, shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying single-family residential district comparable to the residential districts shown on Table 4.100.A. The one hundred (100) feet may include the width of the alley.*
  - ii. *A rear yard of not less than seventy-five (75) feet shall be maintained where the rear lot abuts a multiple-family residential district or abuts an alley which is adjacent to the multiple-family residential district. The seventy-five (75) feet may include the width of the alley.*

Not applicable.

*Sec. 5.2204. - Property development standards.*

*The following property development standards shall apply to all land and buildings in the C-O District:*

*Residential health care facilities.*

*1. Specialized residential health care facilities.*

*a. The number of beds shall not exceed eighty (80) per acre of gross lot area.*

Bed count at completion of construction = 154

Lot area = 378,053 GSF = 8.68 acres

154 beds / 8.68 acres = 17.74 beds per acre

*b. Required open space.*

*i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.*

*(1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:*

*(A) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.*

*(B) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.*

*(2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.*

Refer to Open Space Plan.

*c. The site shall be designed to provide convenient pedestrian access for residents, guests, and visitors.*

The existing facility is designed to provide convenient pedestrian access for patients, staff, guests, and visitors. Improvements to the site in the improved parking area and around the new building will further improve pedestrian and bicycle access to the existing primary and secondary entries. Entry to the New Inpatient Building is controlled by staff, and site work is designed to provide safe, convenient, and aesthetically pleasing pedestrian access.

*Sec. 5.2204. - Property development standards.*

*The following property development standards shall apply to all land and buildings in the C-O District:*

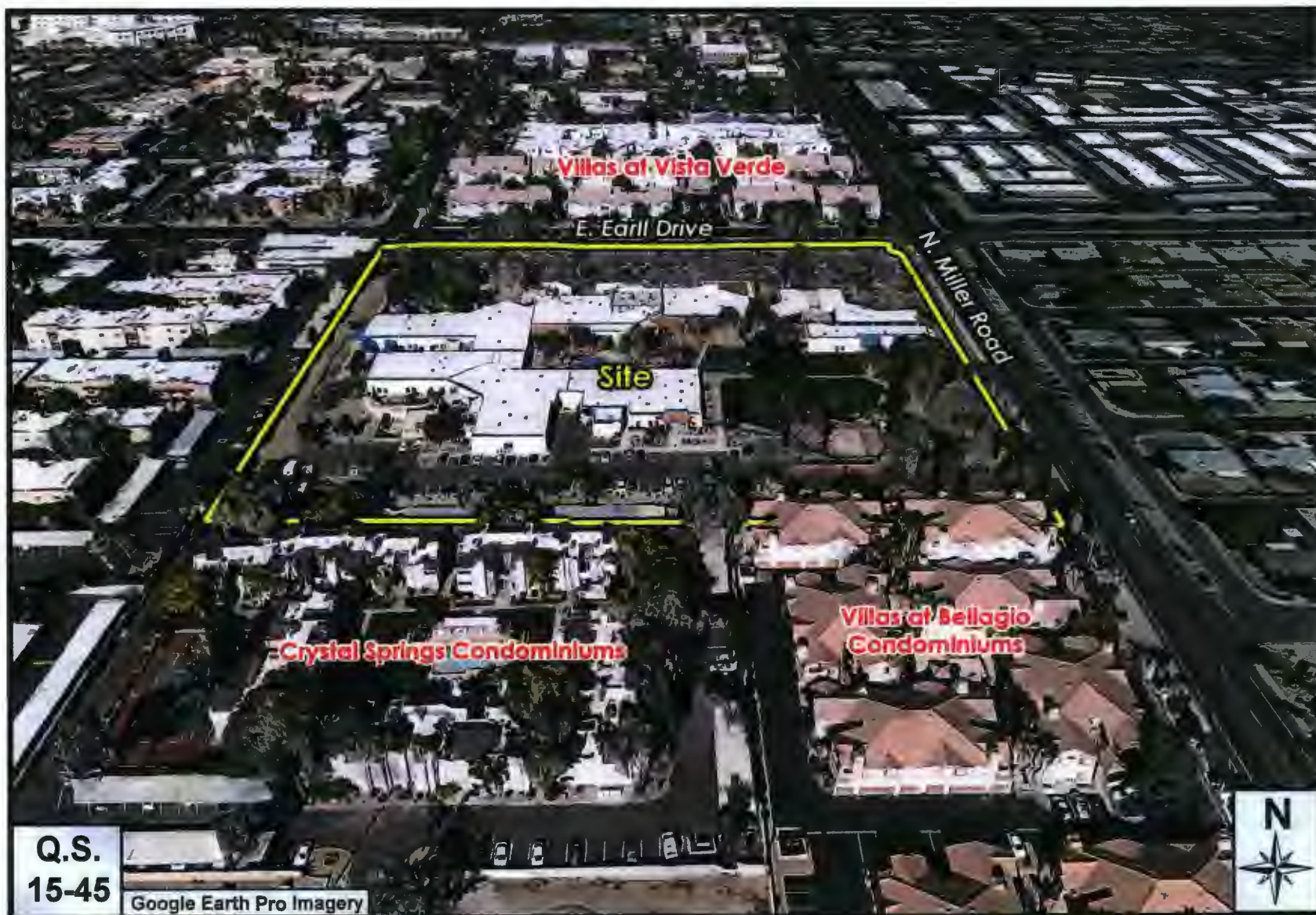
*Yards.*

1. *Side and rear yards.*
  - a. *Minimum fifty (50) feet, including any alley width, from a single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A.*
  - b. *Minimum twenty-five (25) feet, including any alley width, from any residential district other than a single-family residential district shown on Table 4.100.A., or portion of a Planned Community P-C with an underlying zoning district comparable to any residential district other than a single-family residential district shown on Table 4.100.A.*

The New Inpatient Building is to be constructed on the "street side" of the site, and will not affect any existing yards. Refer to Site Plan.

## **CONCLUSION**

Banner Health is committed to providing excellent patient care in safe, modern facilities that improve the safety, accessibility, and delivery of behavioral health care for the benefit of the community. Furthermore, the construction of the facility and the associated site improvements will enhance the surrounding neighborhood and the city of Scottsdale as a whole. Banner Behavioral Health Hospital has an established history of safe, efficient, non-disruptive operation at its existing facility, and construction of the New Inpatient Building will provide benefit to the community for years to come.



**Inpatient Building – Banner Behavioral Health**

**17-UP-1979#2**

ATTACHMENT #3



**Inpatient Building – Banner Behavioral Health**

**17-UP-1979#2**

**ATTACHMENT #4**

**PROJECT NARRATIVE**  
Banner Behavioral Health Hospital  
New Inpatient Building

**CONDITIONAL USE PERMIT**  
Neighborhood Notification Report

**Request for a Conditional Use Permit**  
for a  
New Inpatient Building

At the existing and operational  
Banner Behavioral Health Hospital

**Prepared for**

Banner Health  
2145 West Southern Avenue  
Mesa, Arizona 85202

**Prepared by**

Bill Sheely  
Suzanne Snow Severino  
Orcutt | Winslow  
3003 North Central Avenue, Sixteenth Floor  
Phoenix, Arizona 85012

**July 29, 2015**

**ATTACHMENT #5**

**17-UP-1979#2**  
**7/29/2015**

## **NEIGHBORHOOD NOTIFICATION PROCESS**

Per the requirements of the City of Scottsdale, community members were notified of requests for Conditional Use Permit and Development Review. In advance of a community Open House meeting held on July 23, 2015, a white "Project Under Review" sign was posted on the property at the southwest corner of Miller Road and Earll Drive on July 9, 2015; refer to enclosed Affidavit of Posting and photographs. Furthermore, a Letter of Notification was delivered via first-class mail to all residents, homeowners' associations, and interested parties within a 750' radius of the property; refer to enclosed notification contact list and map. A total of 746 letters were mailed, and 39 were returned as undeliverable. Phone numbers to contact a Banner Health representative were provided on the sign and the letter; no parties reached out to Banner Health via phone.

The Open House Meeting was held on July 23, 2015, 6-7PM, at Scottsdale Civic Center Library, Gold Room. Three homeowners attended this meeting. Exhibits, Meeting Minutes, and a sign-in sheet from this meeting are attached for your review. Homeowners' primary concerns focused on current operations and security, traffic, and landscape. Cherie Martin, CEO of Banner Behavioral Health Hospital, discussed the current operations and security protocols, which all attendees considered acceptable. Per the Traffic Impact & Mitigation Analysis (enclosed in this submittal), the proposed location of driveways and increased number of licensed beds will have minimal impact to vehicular traffic within the neighborhood, which the neighbors found acceptable. Homeowners also inquired as to the type and density of proposed landscape. The Banner Health team reviewed the enclosed exhibits and discussed the proposed drought-tolerant landscape elements, which will improve the public streetscapes and offer shade to public areas. All homeowners in attendance responded positively to the exhibits, and inquired as to the possibility of touring the facility after construction is complete.

As all protocols regarding neighborhood notification were followed and all homeowners expressed general satisfaction with the proposed design, we hereby request that Conditional Use Permit and Development Review be approved for this project.



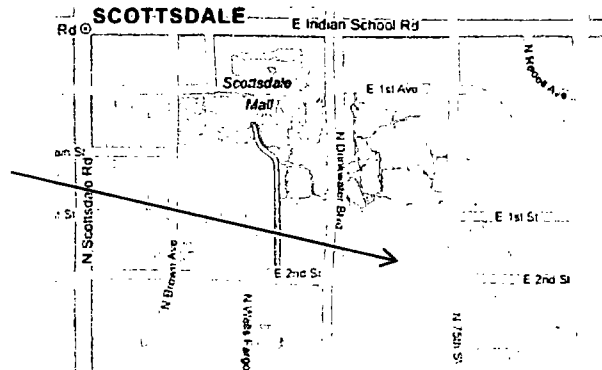
**Banner Health**

**To: 750' Owners of Record, HOA's and Interested Parties**  
**RE: Banner Behavioral Health Hospital Open House**  
**Case No. 475-PA-2015 Proposed Conditional Use Permit Amendment and Development Design Review**

The Banner Behavioral Health Hospital located at 7575 East Earll Drive in Scottsdale began operating in 1978 as Camelback Hospital. In 1999, Banner Health assumed ownership and operations of the behavioral health hospital. Banner Behavioral Health Hospital is deeply committed to excellent patient care for community behavioral needs through highly skilled and compassionate staff in a therapeutic healing environment. There is currently a shortage of beds for behavioral patient care at facilities within the Phoenix metro area. Banner Health is proposing to replace some outdated facility patient rooms and provide some additional new private patient rooms/beds to better service the Scottsdale and east valley community behavioral health needs.

This notice is to invite you to an informational open house meeting that will allow you and your neighbors to learn more about the proposed Conditional Use Permit Amendment ("CUP") for the site plan changes and Development Design Review ("DR"). This meeting will take place as follows:

**DATE: JULY 23, 2015**  
**TIME: 6 P.M. to 7 P.M.**  
**LOCATION: SCOTTSDALE CIVIC CENTER LIBRARY**  
**GOLD ROOM**  
**3839 NORTH DRINKWATER BLVD**  
**SCOTTSDALE, AZ**  
**480-312-7323**



You are receiving this invitation because you are a property owner or a neighborhood association officer for property near the proposed Banner Behavioral Health Hospital location. Banner Health intends to redevelop a portion of the existing campus, all of which is within the proposed Conditional Use Permit Amendment area. The proposed site redevelopment includes demolition of approximately 30 existing patient bed, and the development of 96 new patient rooms of which 30 patient rooms will be replacement of current patient rooms, all within a new two-story configuration with new indoor recreational and dining space and reconfiguration and expansion of site surface parking facilities to include new site landscaping.

At the July 23, 2015 meeting, we will provide some proposed project conceptual design materials for informal review and discussion and make a short project overview presentation of the proposed CUP Amendment and the Development Design Review. There will also be time and opportunity for questions. We have not yet formally submitted the CUP Amendment and the DR applications to the City of Scottsdale and we will not do so until after this meeting and after we've properly heard neighborhood comments and issues.

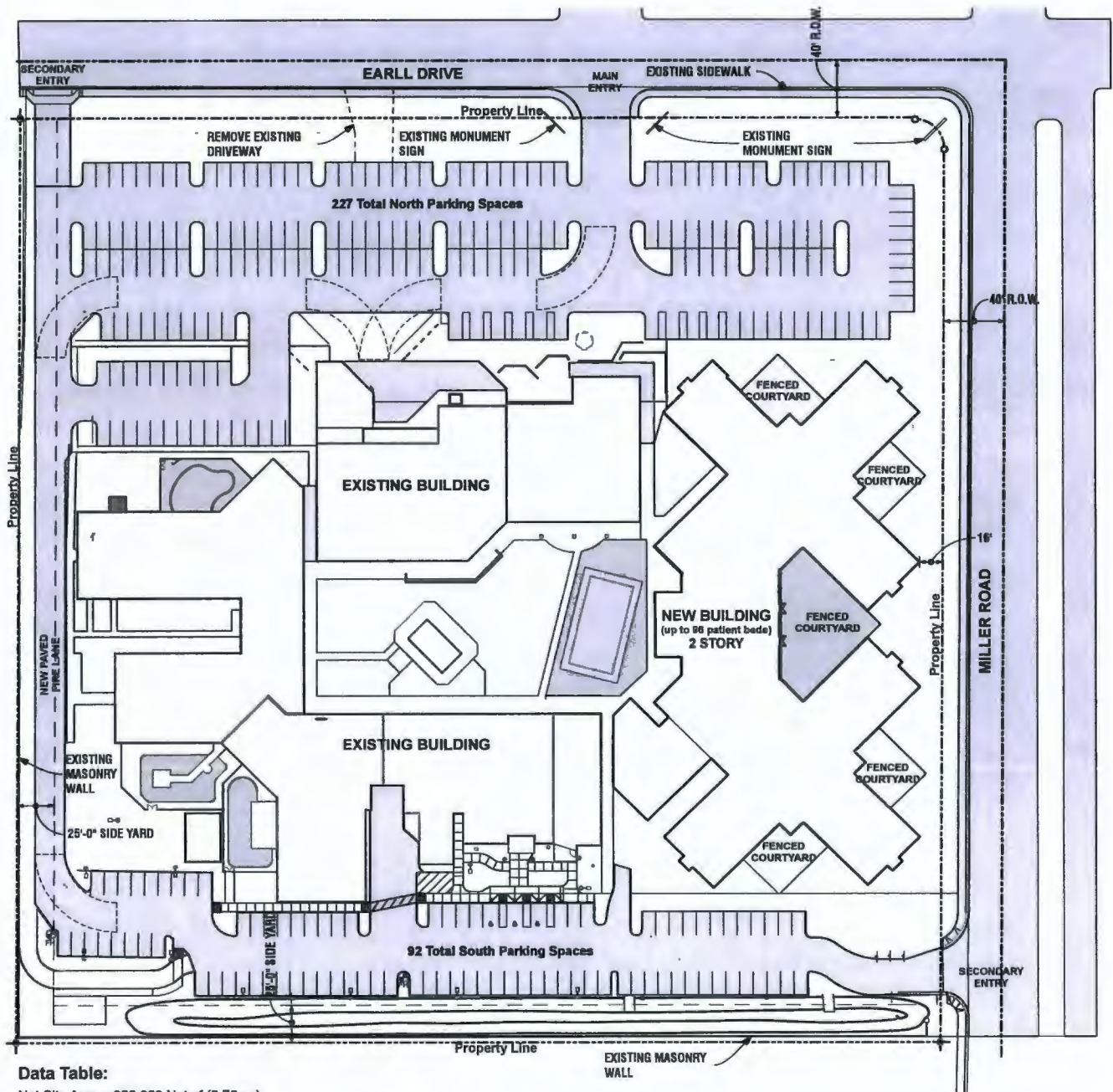
As with all CUP and Design Review applications, adjacent property owners and neighborhood associations may submit written comments to the City Planning & Development Services Department (PDSD) prior to any public hearings. You may also attend the public hearings to deliver your comments in person. You will receive separate notices directly from the City for any future public hearings. If you'd like to speak personally with someone at the City on this matter, please feel free to call Mr. Dan Symer, Planner directly at 480-312-4218 (E-mail [dsymer@scottsdaleaz.gov](mailto:dsymer@scottsdaleaz.gov)).

Thank you for your time and I look forward to seeing you at the July 23<sup>rd</sup> open house meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss any concerns or questions, you can reach me at (480-543-3104) or via email at [Bill.Smith@bannerhealth.com](mailto:Bill.Smith@bannerhealth.com)

Sincerely,

**Bill Smith** Banner Health Development and Construction Project Executive Sr. Director East

**Enclosure on Back - Site Development Plan**



**Data Table:**

Net Site Area = 382,363 Net sf (8.78 ac)  
 Existing Campus Building Square Footage = 72,330  
 Removal of Campus Building Square Footage = -9,415  
 Addition of New 2 Story Building Square Footage = 78,065  
 Final Total Campus Building Square Footage = 140,980  
 Lot Coverage % of Open Space for Total Site = 27%  
 Parking Required = 248 Spaces  
 Parking Provided = 319 Spaces

**BANNER BEHAVIORAL HEALTH HOSPITAL PROPOSED SITE PLAN**

SCALE: 1" = 100'



NORTH





# Community Input Certification

CASE NO: 475

PROJECT LOCATION: 7575 East Earll Drive, Scottsdale, Arizona 85251

## COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	TYPE OF CONTACT		
		Meeting	Phone	Letter
7/9/2015	see attached mailing list			X

Bell  
Signature of owner/applicant

7/20/15  
Date

### Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



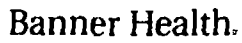


Open House Meeting  
Meeting Minutes  
June 23, 2015  
Scottsdale Civic Center Library

Banner Behavioral Health Hospital  
7575 East Earll Drive – Scottsdale, AZ  
Case No. 475-PA-2015  
Conditional Use Permit Amendment & Development Design Review

Questions	Answers
<i>What Security measures are in place?</i>	<ul style="list-style-type: none"> <li>• <i>Badge Access only , No keys</i></li> <li>• <i>Camera Location strategically placed</i></li> <li>• <i>Deescalate patients</i></li> <li>• <i>Patients there voluntary</i></li> </ul>
<i>What Kitchen facilities are in place?</i>	<ul style="list-style-type: none"> <li>• <i>Existing dining area was remodeled 2011 to accommodate future growth</i></li> <li>• <i>Kitchen in existing place</i></li> <li>• <i>Prepackage bulk transfers to the new building</i></li> </ul>
<i>Will Traffic be increased?</i>	<ul style="list-style-type: none"> <li>• <i>Staff shift changes are off hours early morning and late afternoon</i></li> <li>• <i>Limited car traffic , Patients arrive on the bus</i></li> <li>• <i>Open House to the community</i></li> </ul>
<i>How many beds are provided? (20-70-patients holding in Banner Emergency Department waiting for space)</i>	<ul style="list-style-type: none"> <li>• <i>66 @ total Banner Behavioral Health Hospital (96 new minus 30 which get demoed)</i></li> <li>• <i>26 @ Banner University Medical Center (Good Sam)</i></li> <li>• <i>44 @ Banner Thunderbird + 12 more by the end of 2015</i></li> <li>• <i>26 Banner Del Web + 20 more by end of 2016</i></li> </ul>
<i>Is Banner joint Certified?</i>	<ul style="list-style-type: none"> <li>• <i>Yes</i></li> <li>• <i>State and joint commission</i></li> <li>• <i>Dean status- Above estimated mark</i></li> </ul>
<i>Water Retention?</i>	<ul style="list-style-type: none"> <li>• <i>Retain own water – underground</i></li> </ul>
<i>Landscaping?</i>	<ul style="list-style-type: none"> <li>• <i>Reviewed Site boards</i></li> </ul>
<i>Drainage?</i>	<ul style="list-style-type: none"> <li>• <i>Reviewed Site boards</i></li> </ul>
<i>Are the Interior Finishes soothing colors?</i>	<ul style="list-style-type: none"> <li>• <i>Yes for Patients and staff</i></li> </ul>

IF THIS REPORT DOES NOT AGREE WITH YOUR RECORDS OR UNDERSTANDING OF THIS MEETING, OR IF THERE ARE ANY QUESTIONS, PLEASE ADVISE THE WRITER IMMEDIATELY IN WRITING; OTHERWISE WE WILL ASSUME THE COMMENTS TO BE CORRECT.



**SCOTTSDALE CIVIC CENTER LIBRARY**  
**3839 NORTH DRINKWATER BLVD - SCOTTSDALE**

**MEETING NAME**

**BANNER BEHAVIORAL HEALTH HOSPITAL  
7575 EAST EARLL DRIVE - SCOTTSDALE, AZ  
CASE NO. 475-PA-2015  
CONDITIONAL USE PERMIT AMENDMENT & DEVELOPMENT DESIGN REVIEW**

**ADDRESS**[illegible]

## Symer, Daniel

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**From:** Jessica Rascon <jessrascon@gmail.com>  
**Sent:** Tuesday, October 13, 2015 7:55 PM  
**To:** Projectinput  
**Cc:** Symer, Daniel  
**Subject:** 17-UP-1979#2 Inpatient Building - Banner Behavioral Health

I am concerned that the proposed building does not maintain characteristics of the surrounding area. Adjacent uses and zoning are residential, both multi and detached single family. These buildings are desert colors, stucco, and have windows. I don't see that the proposal/ planning commission report has included the architect street view rendering but several views were displayed at the Banner Behavioral Health and Orcutt/ Winslow open house meeting on July 23rd which I saw. The proposed building is in full view of Miller Road and is nothing like the other buildings in the area. It is very square, modern and industrial. It looks like concrete rectangles stacked against each other. In attachment #5 of the report it says homeowners expressed general satisfaction with the proposed design. I was at that meeting and I was generally satisfied with their responses to concerns about water runoff/ retention and character of traffic being assured that engineers have evaluated and planned these into the project. It would have been forward thinking of them to have planned more 'green' or LEED in their building but I was told they are doing a few environmentally conservative things. I just really see this as an opportunity for a beautiful southwest style building since it is in such a visible location in Old Town Scottsdale. Unfortunately it looks like two story barracks. Please consider the surrounding area and those of us who live across from it. This health center has been here for 35 years, will we be proud of it in 35 more?

Your Neighbor,  
Jessica Rascon  
2901 N Miller Rd,  
Scottsdale



## REQUEST TO SPEAK

3

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Brett MEETING DATE 10/14/15

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7753 E. Avelan Dr ZIP 85251

HOME PHONE 602-910-1214 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) \_\_\_\_\_

☐ I WISH TO SPEAK ON AGENDA ITEM # \_\_\_\_\_ ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT" \* CONCERNING 17-UP-1999#2

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

## Symer, Daniel

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**From:** Brett Farmiloe <farmiloe@gmail.com>  
**Sent:** Thursday, October 15, 2015 12:00 PM  
**To:** Symer, Daniel  
**Subject:** Re: 17-UP-1979#2 INPATIENT BUILDING

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Dan,

Please retract my previous two statements and replace them with the statement below:

I'm a homeowner in the single family residential neighborhood to the east of the proposed development. I would like to voice my concerns about the project and ask that the City Council add two stipulations to the proposed development, and that Banner Health consider one request.

### Stipulation 1.

Banner Health states that the proposed project will "enhance the surrounding neighborhood." I'd like a stipulation added to the plan that holds Banner accountable to this statement, and actually enhances the physical aspects of the neighborhood.

The proposed two story building is going to be 100 feet from our residential neighborhood. Not only will the psychical appearance of this building be imposing on the neighborhood, but it will be a symbol that our neighborhood safety can be threatened any time a serious drug addict or a mentally ill patient voluntarily checks themselves out of the hospital during a time of heightened distress.

As a resident, I would like the biggest, tallest, widest possible trees planted to the east of the proposed building on Banner's property to obstruct the residents view of the building, and to obstruct patients views of our homes.

By planting these trees and mitigating the imposing presence of this building, neighbors can at least feel like they are safe and don't live next door to people with heavy drug addictions and mental illness.

### Stipulation 2.

I would like to request that Banner Health be required to submit an updated security and maintenance plan along with the proposed project. By doing so, it's of my belief that Banner will be required to take all necessary precautions to provide maximum security and minimize the outward impact of their operation.

### Request for Banner.

As an extension of my first stipulation, I would like to ask Banner Health to live out one of their organizational core values, "Results" defined by Banner as "exceeding the expectations of those we serve and those we set for ourselves." I'd like to ask that Banner exceed the expectations of enhancing the surrounding neighborhood by planting trees and privacy landscaping on the median between Miller Road and the single family residential neighborhood to the east of the proposed project.

I realize that Banner is not required to take any actions outside of their property, and I realize that Banner would have to work further with the City of Scottsdale to plant landscaping that would fit traffic standards while still producing the desired privacy effect on our neighborhood.

The Results, however, would truly exceed my expectations of enhancing the surrounding neighborhood and would help make me feel safer in my own home.

Thank you to the City Council for considering adding these two stipulations to the proposed plan, and thank you Banner for considering my request of adding additional landscaping between our homes and the temporary homes of your patients.

On Wed, Oct 14, 2015 at 10:05 AM, Symer, Daniel <[DSymer@scottsdaleaz.gov](mailto:DSymer@scottsdaleaz.gov)> wrote:

Brett,

Your comments below will be provided to Planning Commission.

Dan

**From:** Brett Farmiloe [<mailto:farmiloe@gmail.com>]

**Sent:** Tuesday, October 13, 2015 9:41 PM

**To:** Symer, Daniel

**Subject:** Re: 17-UP-1979#2 INPATIENT BUILDING

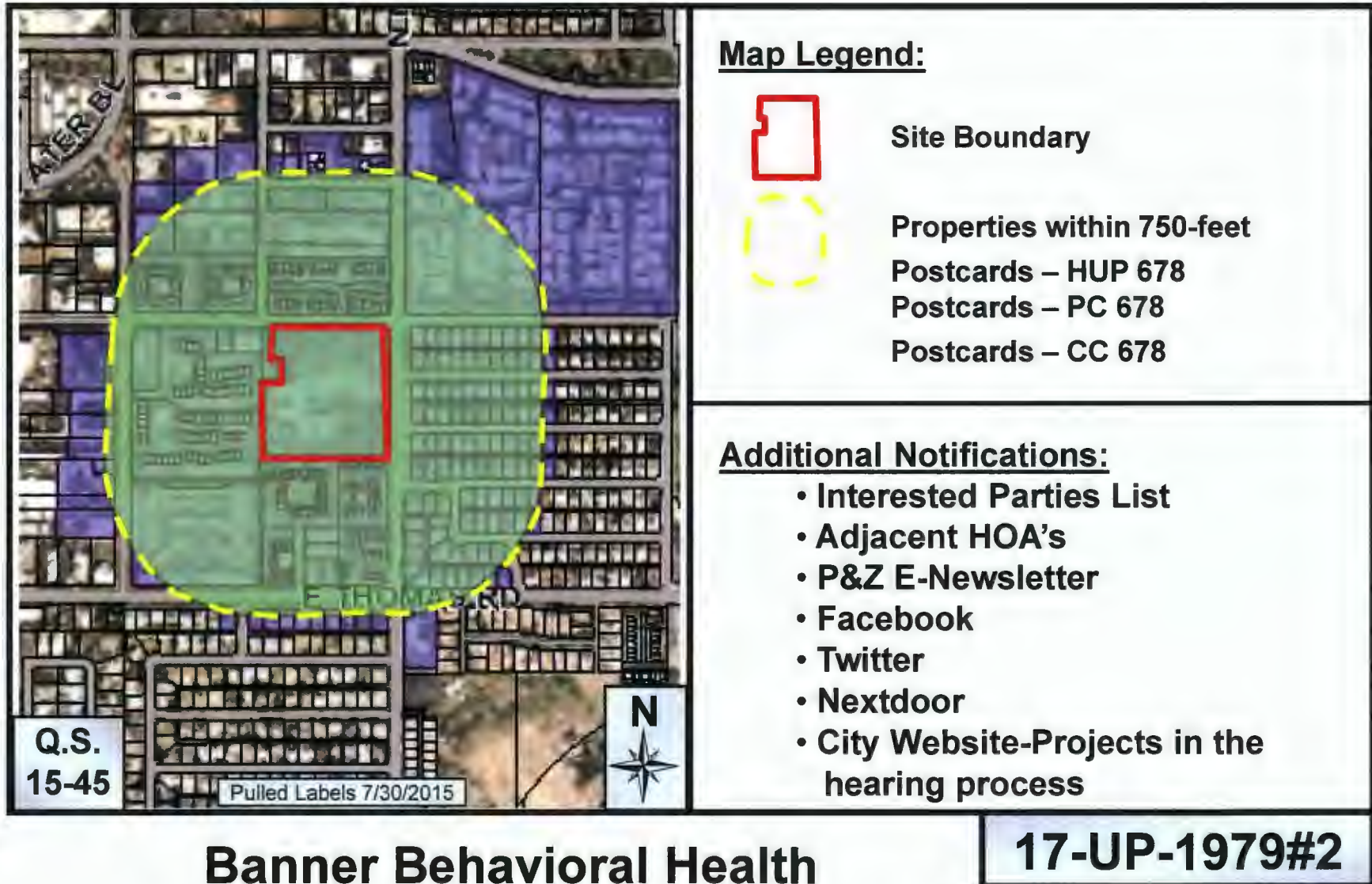
Hi Dan,

In reviewing the report online to prepare for tomorrow's meeting, I noticed my previous comments were included in the report. Can I retract and edit my statement? I did not know that my inquiry on the website would be included in the report.

Here is the statement I'd like to officially make in the report. I also plan on attending and voicing my concerns at tomorrow's meeting. Thank you.

Official statement:

## City Notifications – Mailing List Selection Map





**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, OCTOBER 14, 2015**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael Edwards, Chair  
Matt Cody, Vice Chair  
David Brantner, Commissioner  
Paul Alessio, Commissioner

**ABSENT:** Larry S. Kush, Commissioner  
Michael J. Minnaugh, Commissioner  
Ali Fahki, Commissioner

**STAFF:** Keith Niederer  
Dan Symer  
Karen Fitzpatrick  
Lorraine Castro

**CALL TO ORDER**

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:

[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

**ATTACHMENT #8**

### **MINUTES REVIEW AND APPROVAL**

1. Approval of September 16, 2015 Regular Meeting Minutes including the Study Session.
2. Approval of October 7, 2015 Remote Hearing Meeting Minutes

**COMMISSIONER BRANTNER MOVED TO APPROVE THE SEPTEMBER 16, 2015 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION AND THE OCTOBER 7, 2015 REMOTE HEARING MEETING MINUTES, SECONDED BY VICE CHAIR CODY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FOUR (4) TO ZERO (0).**

### **EXPEDITED AGENDA**

3. 17-UP-1979#2 (Inpatient Building - Banner Behavioral Health)  
Request by owner for an Amendment to an existing Conditional Use Permit for a Hospital to modify the existing site plan to accommodate a new building on a 8.68+/- acre parcel located at 7575 E, Earll Drive with Commercial Office (C-O) zoning. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person Suzanne Severino, 602-257-1764.  
  
Brett spoke in opposition regarding this case.
4. 22-UP-2003#3 (T-Mobile PH23001 - Desert Mountain Cactus)  
Request by applicant for a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication Facility (WCF) within a 30-Foot tall artificial saguaro cactus located on a 26 +/- acre parcel located at 39730 N. Cave Creek Road with Open Space Environmentally Sensitive Lands District (O-S ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person Declan Murphy, 602-326-0111.

**Item Nos. 3 & 4: Recommended City Council approve Cases 17-UP-1979#2 and 22-UP-2003#3, by a vote of 4-0; Motion by Vice Chair Cody, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit Criteria have been met, 2<sup>nd</sup> by Commissioner Brantner.**

### **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:13 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

## MEMORANDUM

DATE: October 21, 2015  
TO: Dan Symer, Senior Planner  
CC: Randy Grant, Planning and Development Director  
FROM: Rob Millar, Business Attraction Manager  
RE: Economic Impact Overview of New Banner Behavioral Health Facility

---

Banner Health is constructing a new behavioral health facility at 7575 E. Earll, located on the southwest corner of Miller and Earll Drive. The 76,000 square foot 96-bed facility will allow an admission increase of 2,700 patients in year one, growing to an overall admission capacity of 7600 annual in-patient admissions by year five. The existing facility, built in 1979, has remained at 90% occupancy for multiple years, which has resulted in the community being underserved in the area of behavior health. The new facility will meet current and future behavioral health demands throughout the southeast Valley and significantly contribute to the local economy.

The City of Scottsdale Economic Development department worked with Banner Health in coordinating planning, construction and architectural activities.

### **Economic Input Data**

Banner will be investing \$24 million in year one construction and equipment costs, and \$12.5 million in year two. The new facility will generate 137 new fulltime jobs in year one, growing to a total of 175 jobs by year five.

### **Economic Impact**

The Banner Behavioral Health facility will have a total 5-year economic impact of \$129,435,442, directly and indirectly supporting 266 jobs representing a payroll of \$15,003,335 in the local economy. The direct 5-year impact to the City of Scottsdale is \$1,248,500 in local taxes including property, sales, and state shared revenues.